



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1848 Waldorf Blvd.
Application Type: Planned Development for Multi-family Apartment Building – Initial/Final Approval Requested
Legistar File ID # [52250](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kirk Biodrowski, Sketchworks Architecture, 7780 Elmwood Ave., Middleton, WI 53562

Project Description: The project proposes to develop a new four-story 51, 263 s.f. multi-family residential apartment building with 34 units and underground parking within an existing Planned Development. Site improvements include parking, landscaping, and stormwater.

Project Schedule:

- The **UDC** received an Informational Presentation on **August 8, 2018**.
- The project is scheduled for **Plan Commission** review on **January 28, 2019**
- The project is scheduled for **Common Council** review on **February 5, 2019**

Approval Standards:

The UDC is an advisory body on this request. As with any planned development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval attached.**)

Summary of Design Considerations and Recommendations

Staff recommends that the Commission review and comment based on the specific PD Standards and refer to the report from the August 8th Informational Presentation.

The following are UDC comments from the August 8th Informational Presentation:

- Reconsider exterior building material options. Is lapboard siding the best choice?
- Avoid large blank wall at community fitness room
- Study the entry overhang – consider more inviting layout
- Study building, window, and material rhythm.

Additionally, Planning Division staff request that the UDC address the following in their recommendation to the Plan Commission.

- **Front Setback and Street Orientation.** The approved General Development Plan established this block for “Main Street Commercial” and required front setbacks be between 4-10 feet. At its closest point the building is approximately 13 feet from the front property line. A minimum eight-foot setback is necessary due to an existing easement, however the building exceeds the originally approved setback. While the land use question will lie with Plan Commission and Common Council, staff requests UDC provide comment on the appropriateness of this setback and street orientation.

- **Building Height and Massing.** The underlying General Development Plan requires buildings be between two and four stories in height. While the proposed building would comply with the requirement, the portion of the building closest to the street is only one story.
- **Open Space.** Review the design and adequacy of the proposed usable open space on site.
- **Lower Level Entry.** Study the visibility and usability of the lower south facing entry adjacent to parking. Consider making this a usable secondary residential entrance.